

**City of Greensboro Planning Department
Zoning Staff Report
December 12, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: H
Location: 1401 and 1403 East Washington Street (Northeast quadrant of East Washington Street and South Benbow Road)

Applicant: Karlton Gaskin
Owner: Karlton Gaskin & Christina Ring

From: RS-7
To: CD-LO

Conditions: 1) Any use with drive-thru service shall not be permitted.

| SITE INFORMATION | |
|------------------------------------|---------------------------------------------------------------------------------------------------|
| Maximum Developable Units | N/A |
| Net Density | N/A |
| Existing Land Use | 2 Single Family Dwellings |
| Acreage | 0.34 |
| Physical Characteristics | <i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Mixed Use Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|--------------------------------------------|---------------|
| Location | Land Use | Zoning |
| <i>North</i> | Single Family | RS-7 |
| <i>South</i> | L. Richardson Memorial Hospital Apartments | CD-GO-H |
| <i>East</i> | Single Family | RS-7 |
| <i>West</i> | Grace Lutheran Church | GO-M |

| ZONING HISTORY | | |
|-----------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case # | Year | Request Summary |
| | | These two lots have been zoned RS-7 since July 1, 1992. Prior to the implementation of the UDO, they were zoned Institutional 100, a zoning district that permitted both residential and office uses. |

| DIFFERENCES BETWEEN RS-7 (EXISTING) AND CD-LO (PROPOSED) ZONING DISTRICTS |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less. |
| CD-LO: Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas. See Conditions for use limitations. |

| TRANSPORTATION | |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Classification | Benbow Road – Collector Street, E. Washington Street – Minor Thoroughfare (West of the intersection w/ Benbow Road), Local Street (East of the intersection w/ Benbow Road). |
| Site Access | Unknown at this time. All proposed driveways shall meet the specifications of the City of Greensboro Driveway Manual. |
| Traffic Counts | Benbow Road ADT = 3,200, E. Washington Street ADT = 1,972. |
| Trip Generation | N/A. |
| Sidewalks | Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets. |
| Transit | Yes. Two blocks north, the Market Street bus. |
| Traffic Impact Study | Not required per TIS Ordinance. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|----------------------------------------|
| Water Supply Watershed | No, Site drains to North Buffalo Creek |
| Floodplains | N/A |
| Streams | N/A |
| Other | N/A |

| LANDSCAPING REQUIREMENTS | |
|--------------------------|--------------------------------------------------------------------------------|
| Location | Required Planting Yard Type and Rate |
| North | Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100' |
| South | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' |
| East | Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100' |
| West | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7A.2: Encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, **compatible local-serving nonresidential uses may be introduced**. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Reinvestment Areas: Reinvestment areas are neighborhoods and districts within Greensboro's urban areas that would most benefit from actions to promote compatible infill development and other forms of investment and reinvestment.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The former L. Richardson Memorial Hospital site was rezoned from GO-M to CD-GO-H by the Zoning Commission in December 1999. It currently contains the Richardson Hospital Apartments which are for the elderly.

As noted above, prior to the implementation of the UDO, the two lots (and the surrounding properties) were zoned Institutional 100, a zoning district that permitted both residential and office uses.

The applicant intends to add the following condition to ensure compatibility with the existing character of the neighborhood: "Existing structures shall be retained".

Staff feels that Limited Office zoning with the existing and added conditions will be compatible with the Mixed Use Residential land use classification on the Generalized Future Land Use Map. Additionally, this request is consistent with the designation of a Reinvestment Area as described above.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.